



## 58 White Pelican Way Rural Vulcan County Alberta

\$83,000

Come and build your dream cottage in the amazing community of Lake McGregor Country Estates. This family orientated resort offers everything you could ask for in a 4 seasons complex. The community is a gated neighborhood with tons of amenities including a full service clubhouse with indoor and outdoor pools, sauna, gym, games room, rec room, adult lounge, coin laundry room, showers, and hot tub. The grounds also include tennis courts, baseball court, beach volleyball, playgrounds, baseball diamond, and horse shoe area. Enjoy the private boat launch, multiple docks for all your watercraft needs, and beach area. This community is gold cart friendly and offers many activities throughout the summer such as Halloween in August and Golf cart parades for Canada Day long weekend! Bring your own builder and enjoy the views from your deck looking over the 40Km lake! All services are brought to the property and water and sewer is included in the \$300/month HOA fees! There is additional boat storage that can be rented from the community association. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca